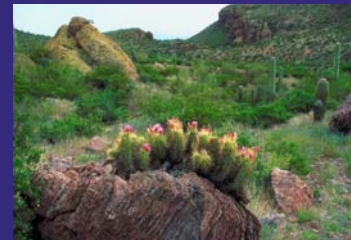




Fall 2006

MARICOPA COUNTY ASSESSOR'S OFFICE

Keith E. Russell
County Assessor



A Note from the County Assessor

Dear Property Owner:

Enclosed is your "Notice of Change" for 2007. Property taxes have been a part of Arizona's history since Territorial Days. It appears the first property tax originated in 1871 and was managed by the Sheriff's Office. When the State was organized the position of Assessor and Treasurer were specifically laid out in the Constitution. Over the years since we became a State, the property tax system has been modified several times and our current system came about in the early 1980's.

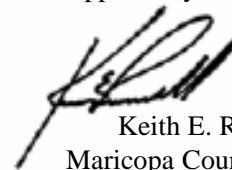
While property taxes are complicated, there are two general rules to remember. First, the taxing jurisdictions decide how much money will be collected. Second, the distribution of that obligation is set by the assessed amounts. In Arizona, the State Legislature sets out this process via statute. There are restrictions on how much money most jurisdictions can collect, and restrictions on how the assessments must be calculated.

Below is a breakdown of where the money collected in Maricopa County goes. As you can see, most of the money collected from property taxes goes towards education. This category includes not only School Districts, but also the Community Colleges. Additionally, there is a chart showing how many properties we have in Maricopa County, and how they are broken down by property type.

If you have questions about your property assessment, you can call 602-506-3406. If you have general questions about property taxes, I invite you to visit my web site at <http://www.maricopa.gov/assessor/> or the Maricopa County Treasurer's web site at <http://treasurer.maricopa.gov>. Additionally, my office has individuals, including myself, who are available to talk with groups about how the property tax system works, and we can be contacted at 602-506-7220. Thank you for this opportunity to serve you.

Use of Property Taxes Collected 2005

Special Districts	6.45%
County	10.63%
Cities	10.76%
Schools	<u>72.16%</u>
TOTAL	100.00%

Keith E. Russell, MAI
Maricopa County Assessor

Frequently Asked Questions

Q: What can I do if I disagree with the amount of my assessed valuation?

A: Property owners can appeal the valuation of their property. If you think the market value of your property is less than the assessed value or is misclassified, you may petition the State Board of Equalization for review within 25 days of your notice date.

Q: Who may be eligible for assistance?

A: Totally disabled persons, widows and widowers may be eligible for assistance. The assessor must receive an application and all necessary documentation before March 1 to be processed for the next tax year.

Q: Is there help for seniors?

A: A Senior Assistance Program is available to those who qualify. Please read the back of your valuation notice for a list of qualifications.

Total Assessed Parcels Maricopa County as of 9-2006

PROPERTY TYPE	COUNT	PERCENT
Agriculture	8,233	0.57%
Multi-Family	15,881	1.09%
Mobile Home	37,479	2.58%
Commercial	60,742	4.18%
Vacant Land	173,147	11.93%
Residential	<u>1,156,568</u>	<u>79.65%</u>
TOTAL	1,452,050	

**For questions or to appeal your valuation,
call 602-506-3406 or visit www.maricopa.gov/assessor**

Para más información en Español o para hablar con un representante en Español, favor de llamar al: (602) 506-3406.